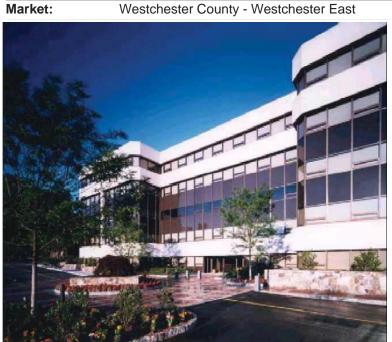
Westchester Park Center

3 Westchester Park Drive White Plains, NY 10604

(Convenient to I-287, I-684, Hutchinson River Parkway and Merritt Parkway)



| | County: | Westchester | | |
|-------------------|------------------------------|------------------------|--|--|
| | Property Type: | Office/Office Building | | |
| | Property Status: | Existing | | |
| | Occupancy Type: Multi-Tenant | | | |
| - | Year Built: | 1982 | | |
| | Floors: | 5 | | |
| | Size: | 175,000 sf | | |
| | Available Rate: | 81.96% | | |
| | Class: | В | | |
| | Owner: | LNR Partners, Inc. | | |
| The second second | For Sale: | No | | |
| | Parking: | 3.5 per 1,000 | | |
| | | | | |

| Amenities: | Health Club Facility - at 4 Westchester Park Drive. | | | | | |
|---------------|---|----------------------------------|------------|------|--|--|
| | Cafeteria - Brand new state of the art. | | | | | |
| Space/Area | | | | | | |
| Floor | RSF | Rent Rent Type Dir/Sub Sublessor | Possession | Term | | |
| Entire 4 | 33,511 | \$25.00 Gross & TE Direct | Immediate | | | |
| Entire 3 | 33,514 | \$25.00 Gross & TE Direct | Immediate | | | |
| Entire 2 | 33,433 | \$25.00 Gross & TE Direct | Immediate | | | |
| Entire 1 | 32,754 | \$25.00 Gross & TE Direct | Immediate | | | |
| Partial Lobby | 10,216 | \$25.00 Gross & TE Direct | Immediate | | | |



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(Convenient to I-287, I-684, Hutchinson River Parkway and Merritt Parkway)

Leasing Agency:

CBRE 201 Tresser Boulevard Stamford, CT 06901 203-329-7900 William V. Cuddy, Jr. 203-325-5380

Owner:

LNR Partners, Inc. 1601 Washington Avenue Miami Beach, FL 33139 305-695-5600

Management Agency:

Heritage Realty Services, LLC 67 Irving Place, 4th Floor New York, NY 10003 212-674-2556 Peter Zimmar 212-674-2556



Page 2